

From:
To: [Rhoades, Wendy](#)
Cc:
Subject: Rezoning Case Number: C14-2021-0150, Public Hearing Nov 16, 2021
Date: Monday, November 15, 2021 10:00:29 PM
Attachments: [995C8E8006314676AE0A7D9B1C870E0D.png](#)

*** External Email - Exercise Caution ***

To the Zoning and Platting Commission and Ms. Rhodes,

We agree with Robert Witzel and Adrienne Witzel's letter below and object to rezoning of these properties as currently proposed.

We own 1729 and 1728 Keilbar Ln (Lot 1 and Lot 2 Max Keilbar Section3) which are the two large lots that can be seen on this same drawing below. They are located down the hill from these properties.

Any additional drainage and increased parking this change will create will adversely affect us. There is 1.2 acre plus field between our house(s) and (MOPAC RR) railroad tracks. This entire field floods when it rains. It has taken a week or more for the water to recede. We haven't seen anything in his proposal to address this current flooding issue or help make it any better going into the future.

Street parking is very limited. There is no 'real' street parking. People park partly on the road and partly in the grass. If we are lucky no one parks on the opposite road side of your car. Meaning when this happens it makes it very difficult for the garbage truck or any large vehicles to get through. Approving this development will mean more cars parked along the street and increased parking problems on a narrow road with no other outlet.

This proposed high density development will not benefit the current residents or surrounding neighborhoods including ours in any way.

Thank You
Robert Sites

Jacqueline Jeong

Sent from [Mail](#) for Windows 10

----- Forwarded message -----

From: **Adrienne Witzel**

Date: Sun, Nov 14, 2021 at 8:55 PM

Subject: Rezoning Case Number: C14-2021-0150, Public Hearing Nov 16, 2021

To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>

To the Zoning and Platting Commission and Ms. Rhodes:

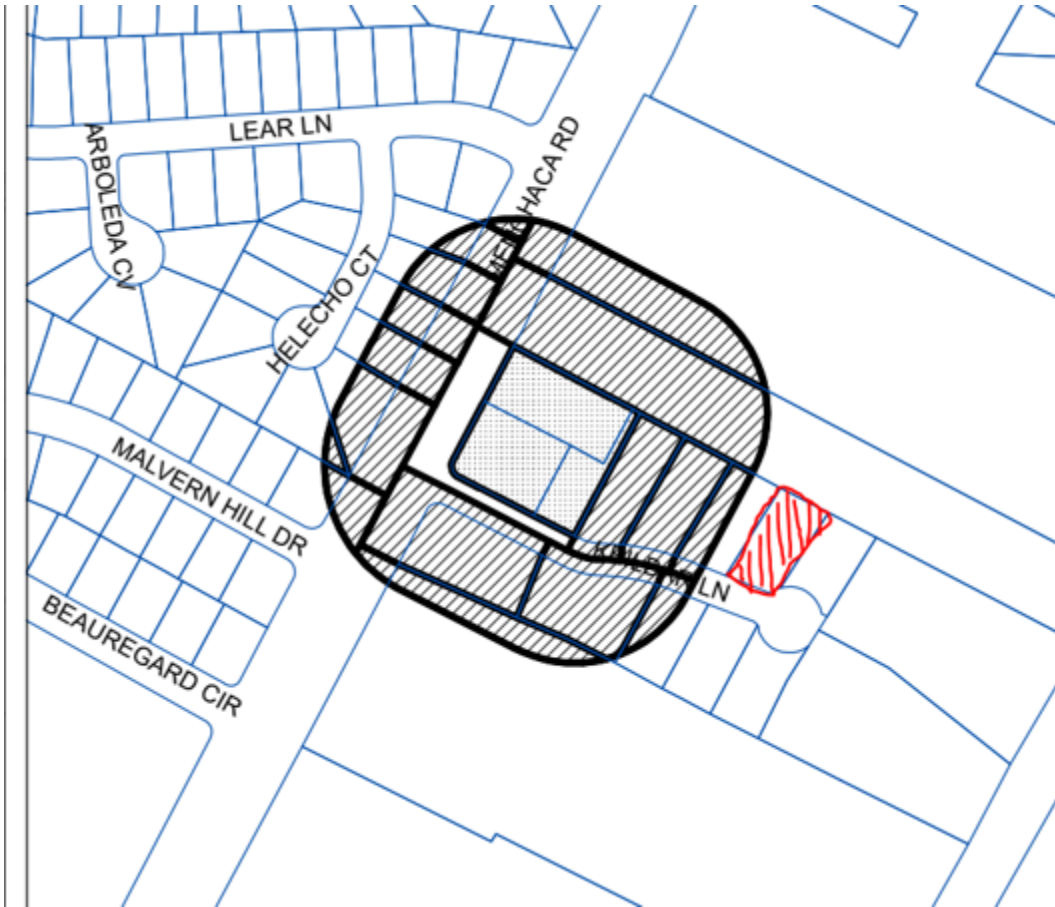
We're writing to object to the rezoning of properties at 1902 Keilbar Lane, 7603 and 7515 Menchaca Road from SF-3 to MF-2. Our preference would be to rezone for MF1, single family with no more than 12 units and maximum 2 stories. This zoning would provide continuity with current use patterns and maintain architectural integrity of the neighborhood

The proposed allowable density under MF-2 would negatively impact current residents on Keilbar Lane in a number of ways. The city's Recommendation Report identifies Keilbar as a "narrow unimproved road". As residents, we can confirm that 06Keilbar is paved at only 15 feet wide and has no sidewalks or street drainage. Density under MF-1 would lower the risk of life/safety issues for current residents, since the "narrow" road wouldn't have to absorb as many vehicles for overflow parking or traffic congestion, leaving the road more accessible to emergency and utility services. The most honest calculation for traffic disruption to Keilbar is that more than 80 vehicles will be introduced to the intersection of Menchaca/Keilbar. We came to this conclusion by calculating the proposed development under C14-2021-0150 and the companion development at 1903/1905 Keilbar (Case Number SP-2021-0168C.SH).

Further, reduction of previous cover will increase runoff along Keilbar from west to east, increasing chances of water damage to existing property and effecting insurance and maintenance costs.

We also think it is important to express dissatisfaction with the zoning and petition process, in that those of us on the eastern end of Keilbar that will be most negatively impacted by these developments have been excluded from discussions. At no time did any city staff who contributed to the rezoning recommendation speak with current residents of Keilbar. Undoubtedly, any development on Keilbar will have a direct impact on our safety and quality of life, though seemingly arbitrary decisions have stripped us of any voice in the political process. For example, I live at 1802 Keilbar and cannot participate in the petition by a mere matter of feet. (See red hatch area below for the location of my property).

Sincerely,
Robert Witzel
Adrienne Witzel



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P E T I T I O N

Date: 10-31-21

File Number: C14-2021-0150

Address of

Rezoning Request: 1902 Keilbar Ln

7603/1515 Menchaca Rd

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than MF-1.

(STATE REASONS FOR YOUR PROTEST)

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

We are requesting 10 units, separate single family, single story to maintain neighborhood integrity, lessen traffic impact, and to avoid drainage issues in S. Boggy Creek

Esther Cardenas

Esther Cardenas

7507 Helecho Austin TX 78746

John Reyes

Rudolph Cardenas
John Reyes

7603 Helecho

Lorenza Reyes

LORENZA REYES

2000 MALVERN HILL DR 78745

Jared R. Williams

Bobby Alexander
Jared R. Williams

1804 Keilbar Ln

Date: 10-31-21

Contact Name: Eugene Sutton

Phone Number: 512 527 4424

P E T I T I O N

Date: 10-31-21

File Number: C 14-2021-0150

Address of

Rezoning Request: 1902 Keilbar Ln

7603/7515 Memham Rd

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than MF-1.

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

We are requesting 10 units, separate single family, single story to maintain neighborhood integrity, lessen traffic impact, and to avoid drainage issues in S. Boggy Creek

x Michelle Williams

Michelle Williams

7503 Hetecho

Date: 10-31-21

Contact Name: Eugene Sutton

Phone Number: ~~505~~ 512-522-4424

P E T I T I O N

Date: 10-31-21

File Number: C14-2021-0150

Address of

Rezoning Request: 1902 Keilbar Ln

To: Austin City Council

7603 Mendocino Rd
7510 Mendocino Rd

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than MF-1.

(STATE REASONS FOR YOUR PROTEST)

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

We are requesting 10 units, separate single
family, single story to maintain neighborhood
integrity, lessen traffic impact, and to avoid
drainage issues with G. Biggy Creek

x Cary Anne Olsen-Landis Carolyn A. Olsen-Landis 7605 Helecho
x Stephen Olsen-Landis Stephen N. Olsen-Landis 7605 Helecho

Date: 10-31-21

Contact Name: Eugene Sutton

Phone Number: 512 527 4424